HOUSING MARKET INFORMATION

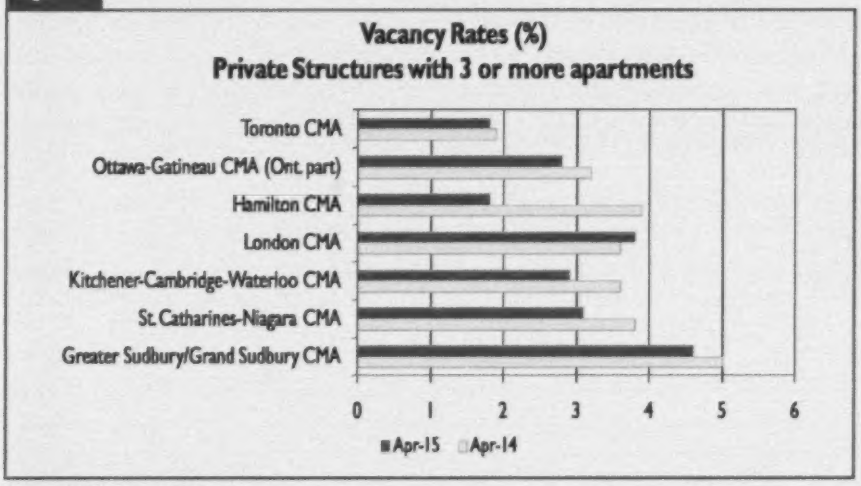
RENTAL MARKET REPORT

Ontario Highlights*

CANADA MORTGAGE AND HOUSING CORPORATION

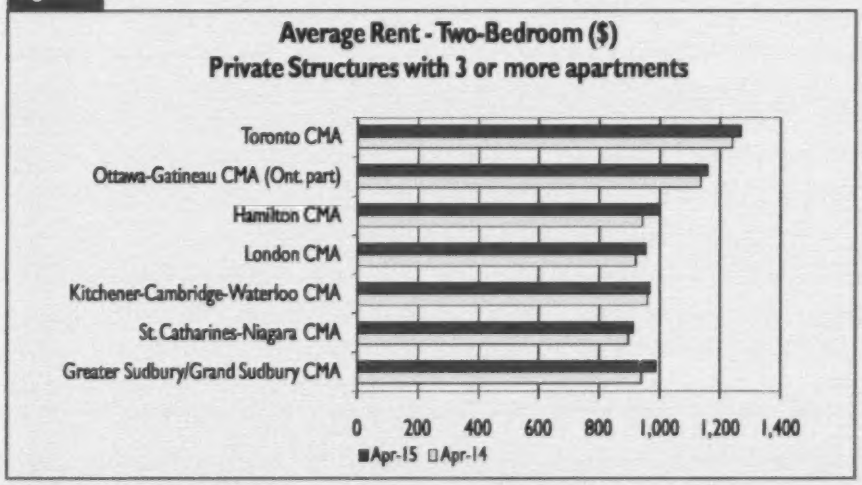
Date Released: Spring 2015

Figure 1



Source: CMHC Rental Market Survey

Figure 2



Source: CMHC Rental Market Survey

*Urban centres with a population of 10,000 + are included in the survey.

Highlights

- Ontario vacancy rate declined to 2.5 per cent in April of 2015, from 2.8 per cent one year ago.
- Fixed sample 2-bed apartment rents grew at a rate of 2.1 per cent in 2015 versus 2.7 per cent in the spring of 2014.
- Factors exerting downward pressure on vacancy rates include: improving job prospects for young adults and less first time buyer demand.
- Factors exerting upward pressure on vacancy rates include: declining net migration and more condominium rental completions.

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Overview: Vacancy Rates Edge Lower in Most Urban Centres

According to Canada Mortgage and Housing Corporation's (CMHC) Spring Rental Market Survey, Ontario vacancy rates[1] edged lower to 2.5 per cent in spring 2015 from 2.8 per cent in the spring of 2014. Vacancy rates moved lower for one and two bedroom units while remaining stable for bachelor and three bedroom units. The decline in the provincial vacancy rate was solely due to increasing rental demand as the province wide rental universe remained relatively stable over the past year.

Vacancy rates declined in almost half of all urban centres in Ontario while remaining flat or edging higher elsewhere. The sharpest declines in vacancy rates occurred in Brantford (1.8%), Hamilton (1.8%) and Guelph (0.6%). The lowest vacancy rate was registered in Guelph (0.6%), Barrie (1.7%), and Toronto (1.8%) while the highest vacancy rates were registered in Windsor (4.9%), Thunder Bay (4.7%) and Greater Sudbury (4.6%).

Economic, Demographic and Supply Factors Impacting Vacancy Rates

Several factors exerted downward pressure on vacancy rates. Youth employment is critical in explaining movements in vacancy rates. While young adults across the province aged 15-24 comprise a slightly smaller number of existing renter households than say those aged 25-44, their propensity to rent is much higher and more sensitive to changing economic circumstances. According to historical census data, a sizable number of young adults have stayed home longer in Ontario likely due to both education and job market conditions. A pool of potential renters has been built across the province over the post recession period as the job recovery has been gradual for this group. In recent years however, young adults have been more successful in securing employment – encouraging them to depart from the family home and create their own renter household.

The cost gap between owning and renting a home in Ontario continued to increase resulting in fewer renters shifting to ownership housing in the spring of 2015. The rise in the cost gap was fuelled by the price of ownership housing growing well in excess of increases in average apartment rents. First time buyers aged 25-44 are sensitive to changing economic conditions. Most were unable to substitute into a lower priced home from rental accommodation or had difficulty saving enough for their down payment. Furthermore, employment prospects, particularly for households in typical first time buyer ages of 25-44, remained unchanged over the past year – encouraging more households to remain in rental accommodation longer.

Other factors exerted upward pressure on apartment vacancies. According to both CMHC and Urbanation data, investors have been quite active in recent years purchasing condo units in major markets primarily for investment purposes. CMHC and Statistics Canada census data indicates that the growth in new purpose-built rental supply has not kept pace with the growth in new renter households across the province. Condominium apartments have satisfied a large part of this excess demand as most of the growth in the Ontario rental stock has occurred in secondary rental units such as condominiums. Many of these condominiums purchased by investors in recent years reached the completion and registration phase adding significantly more rental units to the rental market. Some condominium rental units charge above average market rents and thus represent more competition for pricier purpose- built rental units.

Another factor exerting upward pressure on purpose-built unit vacancies has been declining net migration. Net migration to Ontario has slowed in recent years and was a factor less supportive of rental demand. The bulk of this decline was driven by less immigration. According to census data, roughly two thirds of immigrants rent a home when first arriving in Ontario as they need time to establish job tenure and to accumulate savings to qualify for homeownership. Meanwhile, Ontario was also losing more migrants to Western Canada largely due to more plentiful job prospects in regions such as Alberta.

[1] Based on privately-initiated rental apartments structures of three or more units.

Ontario Same Sample Rents Grow by 2.1 Per Cent in Spring 2015

Apartment rents for two bedroom units that were common to both 2014 and 2015 spring surveys[2] rose by 2.1 per cent versus a 2.7 per cent increase this time last year. Fixed sample 2-bedroom apartment rents grew the fastest in Hamilton (3.5 %), London (3.2%) and Guelph (2.9%) while growing the slowest in Kitchener (1.5%), Peterborough (1.6%) and Ottawa (1.7%).

Modest income growth and more competition from condominium rental units dampened the growth in fixed sample rents across the province, especially for units charging above average rents.

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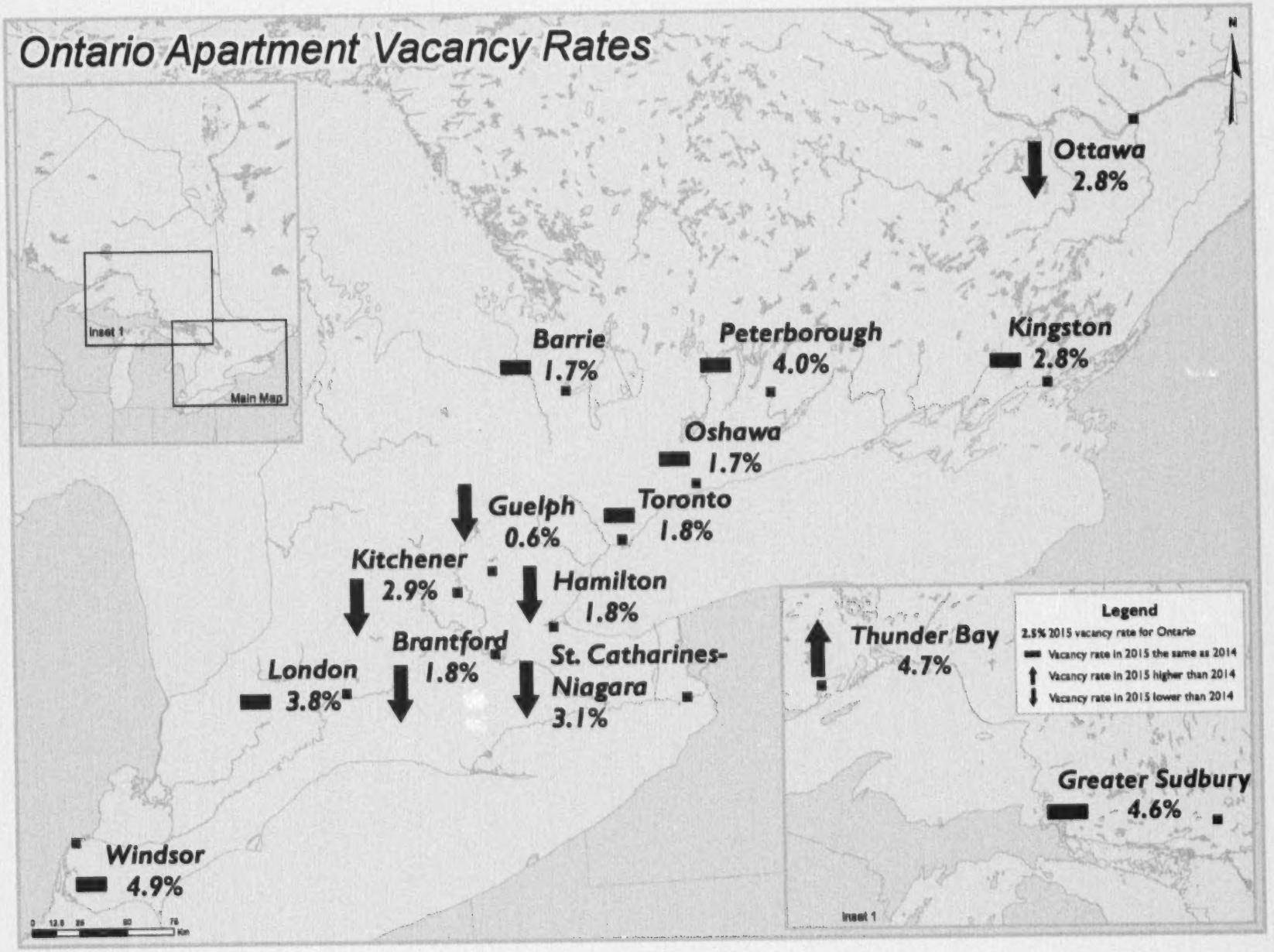
[2] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2014 and 2015 Spring Rental Market, we can get a better indication of actual rent increases paid by most tenants.


Ontario Apartment Vacancy Rates
N
Inset 1
Main Map
Ottawa
2.8%
Barrie
1.7%
Peterborough
4.0%
Kingston
2.8%
Oshawa
1.7%
Guelph
0.6%
Toronto
1.8%
Kitchener
2.9%
Hamilton
1.8%
Brantford
1.8%
London
3.8%
St. Catharines-
Niagara
3.1%
Thunder Bay
4.7%
Greater Sudbury
4.6%
Windsor
4.9%
Legend
2.5% 2015 vacancy rate for Ontario
Vacancy rate in 2015 the same as 2014
Vacancy rate in 2015 higher than 2014
Vacancy rate in 2015 lower than 2014
Inset 1

TABLES INCLUDED IN THE ONTARIO PROVINCIAL HIGHLIGHT REPORT

Ontario CMAs	Page
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	7
Average Rents ($)	8
Number of Units - Vacant and Universe	9
Availability Rates (%)	10
Estimate of Percentage Change (%) of Average Rent	11
Row and Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	12
Average Rents ($)	13
Number of Units - Vacant and Universe	14
Availability Rates (%)	15
Estimate of Percentage Change (%) of Average Rent	16
Ontario - Eastern Ontario Centres	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	17
Average Rents ($)	17
Number of Units - Vacant and Universe	18
Availability Rates (%)	18
Estimate of Percentage Change (%) of Average Rent	19
Row and Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	20
Average Rents ($)	20
Number of Units - Vacant and Universe	21
Availability Rates (%)	21
Estimate of Percentage Change (%) of Average Rent	22
Ontario – Greater Golden Horseshoe Centres	
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	23
Average Rents ($)	23
Number of Units - Vacant and Universe	24
Availability Rates (%)	24
Estimate of Percentage Change (%) of Average Rent	25
Row and Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	26
Average Rents ($)	26
Number of Units - Vacant and Universe	27
Availability Rates (%)	27
Estimate of Percentage Change (%) of Average Rent	28

TABLES INCLUDED IN THE ONTARIO PROVINCIAL HIGHLIGHT REPORT (CONT'D)

Ontario - Northern Ontario Centres

Apartment Data by Centre and Bedroom Type

Vacancy Rates (%) 29
Average Rents ($) 29
Number of Units - Vacant and Universe 30
Availability Rates (%) 30
Estimate of Percentage Change (%) of Average Rent 31

Row and Apartment Data by Centre and Bedroom Type

Vacancy Rates (%) 32
Average Rents ($) 32
Number of Units - Vacant and Universe 33
Availability Rates (%) 33
Estimate of Percentage Change (%) of Average Rent 34

Ontario - Southwestern Ontario Centres

Apartment Data by Centre and Bedroom Type

Vacancy Rates (%) 35
Average Rents ($) 36
Number of Units - Vacant and Universe 37
Availability Rates (%) 38
Estimate of Percentage Change (%) of Average Rent 39

Row and Apartment Data by Centre and Bedroom Type

Vacancy Rates (%) 40
Average Rents ($) 41
Number of Units - Vacant and Universe 42
Availability Rates (%) 43
Estimate of Percentage Change (%) of Average Rent 44

1.1.1_1 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Barrie CMA	3.7 d	**	2.4 c	1.7 b	1.8 b	1.4 c	3.4 d	2.4 c	2.1 b	1.7 b
Brantford CMA	**	**	3.4 d	1.5 a	4.5 c	1.8 c	**	1.2 a	4.4 b	1.8 c
Greater Sudbury/Grand Sudbury CMA	**	**	4.0 c	4.3 c	5.2 c	4.1 b	**	**	5.0 b	4.6 b
Guelph CMA	**	1.0 c	1.6 c	0.2 a ↓	1.6 c	0.8 a	**	**	1.7 b	0.6 a ↓
Hamilton CMA	5.4 c	4.1 c	4.0 a	2.0 a ↓	3.6 a	1.6 a ↓	4.8 b	0.9 a ↓	3.9 a	1.8 a ↓
Kingston CMA	2.2 c	0.9 a ↓	2.7 b	3.3 c ↑	4.0 b	2.7 b ↓	3.3 c	**	3.4 b	2.8 b ↓
Kitchener-Cambridge-Waterloo CMA	3.8 d	3.1 c	2.1 a	2.8 a ↑	4.5 b	3.1 c ↓	2.9 b	2.0 c	3.6 b	2.9 a ↓
London CMA	3.6 c	3.7 c -	2.6 a	3.0 b ↑	4.3 b	4.3 a -	4.2 c	4.2 c -	3.6 a	3.8 a -
Oshawa CMA	**	**	2.1 b	1.6 b -	1.3 a	1.7 a -	1.1 a	2.2 b ↑	1.6 a	1.7 a -
Ottawa-Gatineau CMA (Ont. part)	1.8 b	1.8 c -	3.2 a	2.4 a -	3.5 b	3.3 b -	4.3 c	4.2 c -	3.2 a	2.8 a ↓
Peterborough CMA	**	3.0 c	3.9 b	3.7 b -	3.5 b	3.9 b -	2.6 c	5.9 c ↑	3.7 b	4.0 b -
St. Catharines-Niagara CMA	**	3.6 d	3.8 b	3.6 b -	3.7 b	2.6 a ↓	4.2 c	3.3 c -	3.8 b	3.1 b ↓
Thunder Bay CMA	4.6 c	6.9 c	2.6 a	5.9 a ↑	2.0 a	3.8 a ↑	0.9 d	3.8 c ↑	2.4 a	4.7 a ↑
Toronto CMA	1.9 b	2.4 b	2.2 a	1.8 a ↓	1.6 a	1.7 a -	1.6 a	2.0 b -	1.9 a	1.8 a ↓
Windsor CMA	6.6 c	6.1 c -	5.0 b	4.4 b -	4.6 b	5.1 b -	**	**	5.0 b	4.9 b -
Ontario 10,000+	**2.6**	**2.7**	**2.8**	**2.3** ↓	**3.0**	**2.6** ↓	**2.4**	**2.5**	**2.8**	**2.5** ↓

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.2_1 Private Apartment Average Rents ($) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Barrie CMA	699 b	749 b	933 b	984 b	1,052 b	1,122 b	1,286 b	1,249 b	1,012 b	1,074 b
Brantford CMA	598 b	630 b	739 b	765 b	831 b	846 b	930 b	980 b	804 b	821 b
Greater Sudbury/Grand Sudbury CMA	605 b	632 b	762 b	804 b	940 b	986 b	1,092 b	1,111 b	871 b	914 b
Guelph CMA	642 b	683 b	852 b	878 b	967 b	994 b	1,137 b	1,179 b	927 b	949 b
Hamilton CMA	586 b	643 b	788 b	810 b	943 b	998 b	1,177 b	1,183 b	880 b	913 b
Kingston CMA	661 b	681 b	876 b	908 b	1,057 b	1,066 b	1,214 b	1,548 c	987 b	1,020 b
Kitchener-Cambridge-Waterloo CMA	664 b	693 b	816 b	821 b	960 b	969 b	1,110 b	1,116 b	913 b	922 b
London CMA	585 b	616 b	757 b	788 b	921 b	953 b	1,146 b	1,175 b	850 b	884 b
Oshawa CMA	704 b	699 b	872 b	928 b	1,005 b	1,049 b	1,152 b	1,149 b	974 b	1,012 b
Ottawa-Gatineau CMA (Ont. part)	776 b	785 b	930 b	941 b	1,136 b	1,159 b	1,407 b	1,482 b	1,013 b	1,037 b
Peterborough CMA	668 b	670 b	800 b	819 b	941 b	963 b	1,129 b	1,173 b	891 b	918 b
St. Catharines-Niagara CMA	585 b	585 b	742 b	763 b	896 b	913 b	1,051 b	1,058 b	843 b	859 b
Thunder Bay CMA	594 b	605 b	723 b	743 b	862 b	895 b	1,070 b	1,073 b	801 b	828 b
Toronto CMA	857 b	902 b	1,050 b	1,085 b	1,241 b	1,269 b	1,444 b	1,495 b	1,143 b	1,176 b
Windsor CMA	508 b	538 b	661 b	676 b	801 b	815 b	917 b	933 b	706 b	730 b
Ontario 10,000+	**787 b**	**821 b**	**928 b**	**956 b**	**1,072 b**	**1,099 b**	**1,325 b**	**1,368 b**	**1,011 b**	**1,039 b**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_1 Number of Private Apartment Units in the Universe by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Barrie CMA	108	107	1,033	1,120	1,927	2,038	223	224	3,291	3,489
Brantford CMA	107	109	1,498	1,499	2,475	2,451	454	451	4,534	4,510
Greater Sudbury/Grand Sudbury CMA	755	771	3,738	3,771	6,093	6,233	623	626	11,209	11,401
Guelph CMA	207	216	2,256	2,255	3,798	3,791	281	265	6,542	6,527
Hamilton CMA	1,783	1,739	18,658	18,577	19,894	19,786	2,325	2,341	42,660	42,443
Kingston CMA	679	670	4,399	4,498	7,461	7,602	651	666	13,190	13,436
Kitchener-Cambridge-Waterloo CMA	765	769	9,243	9,352	17,340	17,629	1,407	1,418	28,755	29,168
London CMA	1,205	1,190	17,105	17,168	22,569	22,763	1,549	1,612	42,428	42,733
Oshawa CMA	372	356	3,454	3,427	6,587	6,569	920	939	11,333	11,291
Ottawa-Gatineau CMA (Ont. part)	5,242	5,204	28,223	28,424	24,025	24,162	2,626	2,726	60,116	60,516
Peterborough CMA	176	165	2,060	2,064	3,185	3,251	404	408	5,825	5,888
St. Catharines-Niagara CMA	496	501	5,706	5,736	8,414	8,438	1,159	1,169	15,775	15,844
Thunder Bay CMA	306	291	2,016	2,038	2,779	2,810	138	147	5,239	5,286
Toronto CMA	24,455	24,403	128,406	128,489	128,165	128,136	27,059	26,914	308,085	307,942
Windsor CMA	1,183	1,186	7,742	7,738	5,728	5,705	356	360	15,009	14,989
Ontario 10,000+	**39,795**	**39,621**	**254,341**	**255,037**	**291,774**	**292,952**	**43,602**	**43,716**	**629,512**	**631,326**

** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Barrie CMA	3.7 d	**	3.6 b	3.1 b	3.3 b	3.8 c	4.6 d	**	3.5 b	3.8 b -
Brantford CMA	**	**	5.6 c	3.3 b ↓	6.5 c	3.1 c ↓	9.9 c	5.0 d ↓	6.6 b	3.5 b ↓
Greater Sudbury/Grand Sudbury CMA	**	**	6.3 b	6.7 b -	6.6 c	5.8 b -	**	**	6.6 b	6.5 b -
Guelph CMA	**	**	3.5 c	2.3 b ↓	3.7 b	2.5 a ↓	3.9 d	**	3.7 b	2.5 a ↓
Hamilton CMA	9.0 b	4.7 c ↓	6.3 a	3.3 b ↓	5.7 a	2.6 a ↓	7.2 b	1.5 a ↓	6.2 a	2.9 a ↓
Kingston CMA	3.6 d	5.3 d	4.7 b	5.5 c	6.8 b	5.3 b ↓	4.2 d	**	5.8 a	5.6 b -
Kitchener-Cambridge-Waterloo CMA	7.0 c	5.7 d	4.3 b	4.6 b -	6.4 b	4.9 b ↓	5.6 c	3.1 d ↓	5.7 a	4.8 b ↓
London CMA	7.2 c	6.5 c -	6.5 a	5.4 a ↓	8.3 a	6.5 a ↓	11.5 d	8.0 c -	7.7 a	6.1 a ↓
Oshawa CMA	3.0 c	**	2.7 a	2.7 a -	2.0 a	2.6 a ↑	1.8 b	3.9 b ↑	2.2 a	2.8 a ↑
Ottawa-Gatineau CMA (Ont. part)	5.0 b	4.6 b -	6.4 c	4.8 a ↓	7.0 b	5.9 a ↓	8.9 b	8.1 b -	6.6 a	5.4 a ↓
Peterborough CMA	**	3.0 c	6.9 b	4.7 b ↓	6.3 b	4.8 b ↓	4.7 d	8.0 b ↑	6.5 b	4.9 a ↓
St. Catharines-Niagara CMA	5.3 d	**	6.3 b	5.5 b -	6.5 b	5.2 b ↓	6.6 c	5.4 c -	6.4 a	5.3 a ↓
Thunder Bay CMA	6.3 c	7.7 c	4.6 b	6.9 a ↑	3.7 b	5.3 a ↑	0.9 d	9.8 b ↑	4.1 a	6.1 a ↑
Toronto CMA	3.8 b	4.4 b	4.0 a	3.9 a -	3.2 a	3.5 a -	3.0 a	3.5 c -	3.5 a	3.7 a -
Windsor CMA	8.6 c	7.2 c	7.4 b	5.3 b ↓	6.4 b	5.8 b -	**	**	7.1 a	5.7 a ↓
Ontario 10,000+	**4.8** a	**4.8** a -	**5.0** a	**4.3** a ↓	**5.0** a	**4.3** a ↓	**4.3** a	**4.3** b -	**4.9** a	**4.3** a ↓

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
Barrie CMA	++	++	1.7 c	2.5 c	1.4 a	3.3 d	1.7 c	3.5 d	1.5 a	2.9 c
Brantford CMA	++	++	2.4 c	2.5 b	2.4 b	2.8 b	3.4 c	2.8 b	2.4 b	2.5 b
Greater Sudbury/Grand Sudbury CMA	4.6 d	**	2.0 c	3.4 d	++	4.4 d	++	3.3 d	**	3.9 d
Guelph CMA	**	2.0 c	3.8 a	2.8 a	3.4 a	2.9 a	2.1 c	**	3.6 a	2.8 a
Hamilton CMA	**	3.7 d	3.1 c	4.4 c	2.8 a	3.5 c	2.6 a	3.3 d	2.8 a	3.9 c
Kingston CMA	**	++	2.2 c	3.1 d	3.1 c	2.0 a	2.6 c	**	2.9 b	2.2 a
Kitchener-Cambridge-Waterloo CMA	1.9 c	2.5 c	3.0 b	1.8 a	2.9 a	1.5 b	2.5 b	1.3 a	3.0 a	1.7 a
London CMA	1.7 b	**	1.8 a	4.0 d	1.5 a	3.2 c	1.7 c	1.5 c	1.6 a	3.4 c
Oshawa CMA	++	++	3.5 c	++	4.0 d	2.1 c	**	++	3.9 d	1.6 c
Ottawa-Gatineau CMA (Ont. part)	2.3 c	1.2 a	++	2.4 a	1.3 a	1.7 b	++	3.1 c	0.9 a	2.1 a
Peterborough CMA	++	++	2.0 c	2.3 b	1.7 b	1.6 b	5.8 d	++	1.5 b	2.2 a
St. Catharines-Niagara CMA	**	++	2.0 b	2.3 c	2.2 b	2.3 c	2.2 c	1.1 d	2.1 a	2.1 c
Thunder Bay CMA	8.5 c	3.2 d	2.9 c	2.6 b	**	4.0 b	++	++	3.2 d	3.1 c
Toronto CMA	2.9 c	2.3 c	2.7 b	2.0 b	3.2 d	1.8 b	1.5 d	1.2 a	2.5 b	1.8 a
Windsor CMA	2.3 b	2.2 d	2.1 b	2.4 b	2.0 b	2.3 b	1.0 d	1.9 c	1.8 b	2.3 b
Ontario 10,000+	**2.6 b**	**2.4 b**	**2.3 a**	**2.5 a**	**2.7 a**	**2.1 a**	**1.8 c**	**1.6 b**	**2.3 a**	**2.2 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

3.1.1_1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Barrie CMA	3.7 d	**	2.4 a	1.6 c ↓	1.8 b	1.5 a	4.1 d	3.8 c -	2.4 a	1.9 b -
Brantford CMA	**	**	3.4 d	1.5 a ↓	4.3 c	1.7 c ↓	4.5 d	**	4.1 b	1.6 b ↓
Greater Sudbury/Grand Sudbury CMA	**	**	4.0 c	4.3 c -	5.2 c	4.0 b ↓	5.0 c	5.2 c -	4.9 b	4.4 b -
Guelph CMA	**	1.0 d	1.6 c	0.2 a ↓	1.6 c	0.7 a ↓	0.7 b	0.9 a -	1.6 b	0.6 a ↓
Hamilton CMA	5.4 c	4.1 d	4.0 a	2.0 a ↓	3.6 a	1.6 a ↓	4.5 d	0.8 a ↓	3.9 a	1.7 a ↓
Kingston CMA	2.2 c	0.9 a -	2.6 b	3.3 c -	4.0 b	2.7 b ↓	3.4 d	**	3.5 b	2.8 b -
Kitchener-Cambridge-Waterloo CMA	3.8 d	3.1 d -	2.0 a	2.9 a ↑	4.6 b	3.1 c ↓	**	**	3.9 b	3.0 a ↓
London CMA	3.6 d	3.7 c -	2.6 a	3.0 b -	4.5 b	4.3 a -	**	3.8 d	3.7 a	3.8 a -
Oshawa CMA	**	**	2.1 b	1.6 b -	1.4 a	1.7 a -	1.4 a	2.7 c ↑	1.6 a	1.8 a -
Ottawa-Gatineau CMA (Ont. part)	1.8 b	1.8 c -	3.2 a	2.4 a ↓	3.4 b	3.3 b -	4.2 b	3.5 b -	3.3 a	2.8 a ↓
Peterborough CMA	**	2.9 c	3.8 b	3.7 b -	3.5 b	4.1 b -	3.1 d	4.9 b ↑	3.7 b	4.0 a -
St. Catharines-Niagara CMA	**	3.5 d	3.8 c	3.6 b -	3.7 b	2.6 a ↓	3.3 d	3.2 d -	3.7 b	3.1 b ↓
Thunder Bay CMA	4.6 d	6.9 c -	2.6 a	5.9 a ↑	2.0 a	3.9 a ↑	5.1 a	2.1 a ↓	2.6 a	4.6 a ↑
Toronto CMA	1.9 b	2.4 b -	2.2 b	1.8 a ↓	1.6 a	1.7 a -	1.7 b	2.0 a -	1.9 a	1.8 a -
Windsor CMA	6.6 c	6.0 c -	5.0 b	4.4 b -	4.5 b	5.2 b -	**	**	5.3 b	4.9 b -
Ontario 10,000+	**2.6** a	**2.7** a -	**2.8** a	**2.4** a ↓	**3.0** a	**2.6** a ↓	**3.1** a	**2.6** a ↓	**2.9** a	**2.5** a ↓

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

3.1.2_1 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Barrie CMA	699 a	749 a	931 a	983 a	1,046 a	1,116 a	1,242 a	1,261 a	1,028 a	1,089 a
Brantford CMA	598 b	630 b	739 a	765 a	845 a	865 a	1,040 a	1,145 a	847 a	876 a
Greater Sudbury/Grand Sudbury CMA	605 a	632 a	762 a	804 a	946 a	991 a	1,008 a	1,035 a	881 a	923 a
Guelph CMA	641 b	683 a	852 a	877 a	970 a	999 a	1,184 a	1,234 a	952 a	977 a
Hamilton CMA	586 b	643 a	788 a	810 a	947 a	1,003 a	1,107 a	1,119 a	889 a	923 a
Kingston CMA	661 a	681 a	876 a	908 a	1,056 a	1,065 a	1,225 b	1,459 c	990 a	1,021 a
Kitchener-Cambridge-Waterloo CMA	664 b	693 b	817 a	819 a	957 a	974 a	1,108 a	1,103 a	919 a	932 a
London CMA	585 a	616 a	756 a	788 a	915 a	948 a	1,091 b	1,090 b	859 a	891 a
Oshawa CMA	704 a	699 a	872 a	928 a	1,008 a	1,052 a	1,178 a	1,219 a	992 a	1,032 a
Ottawa-Gatineau CMA (Ont. part)	776 a	785 a	930 a	941 a	1,130 a	1,154 a	1,293 a	1,373 a	1,034 a	1,060 a
Peterborough CMA	668 a	667 a	797 a	815 a	936 a	958 a	1,051 a	1,095 a	892 a	918 a
St. Catharines-Niagara CMA	584 a	585 a	742 a	763 a	896 a	910 a	1,031 a	1,006 a	847 a	859 a
Thunder Bay CMA	594 a	605 a	723 a	742 a	863 a	892 a	994 a	1,045 a	811 a	836 a
Toronto CMA	857 a	902 a	1,050 a	1,085 a	1,240 a	1,267 a	1,449 a	1,495 a	1,149 a	1,182 a
Windsor CMA	508 a	538 a	661 a	676 a	799 a	814 a	879 b	987 b	710 a	739 a
Ontario 10,000+	**787 a**	**820 a**	**927 a**	**956 a**	**1,069 a**	**1,096 a**	**1,277 a**	**1,316 a**	**1,016 a**	**1,045 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3_1 Number of Private Row (Townhouse) and Apartment Units in the Universe by Bedroom Type
Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Barrie CMA	112	111	1,061	1,148	2,071	2,155	457	485	3,701	3,899
Brantford CMA	107	109	1,498	1,499	2,718	2,699	954	951	5,277	5,258
Greater Sudbury/Grand Sudbury CMA	755	771	3,748	3,782	6,544	6,695	1,329	1,332	12,376	12,580
Guelph CMA	208	217	2,257	2,256	3,982	3,977	852	835	7,299	7,285
Hamilton CMA	1,795	1,751	18,733	18,652	20,742	20,634	4,173	4,188	45,443	45,225
Kingston CMA	681	672	4,414	4,508	7,500	7,635	816	831	13,411	13,646
Kitchener-Cambridge-Waterloo CMA	775	778	9,447	9,543	18,673	18,938	2,893	2,868	31,788	32,127
London CMA	1,205	1,191	17,131	17,190	23,642	23,851	3,908	3,956	45,886	46,188
Oshawa CMA	372	356	3,487	3,460	6,647	6,627	1,806	1,830	12,312	12,273
Ottawa-Gatineau CMA (Ont. part)	5,267	5,225	28,352	28,538	26,003	26,120	8,294	8,374	67,916	68,257
Peterborough CMA	178	167	2,121	2,127	3,290	3,351	708	718	6,297	6,363
St. Catharines-Niagara CMA	498	502	5,725	5,754	8,597	8,616	1,632	1,739	16,452	16,611
Thunder Bay CMA	306	291	2,022	2,044	2,822	2,856	436	445	5,586	5,636
Toronto CMA	24,457	24,403	128,459	128,541	129,556	129,543	33,422	33,092	315,894	315,579
Windsor CMA	1,185	1,188	7,773	7,771	5,933	5,911	715	720	15,606	15,590
Ontario 10,000+	**39,875**	**39,706**	**255,340**	**256,008**	**301,909**	**303,021**	**67,652**	**67,549**	**664,776**	**666,284**

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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

3.1.4_1 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Barrie CMA	3.7 d	**	3.6 b	3.1 b	3.3 b	3.9 c	5.6 d	7.3 c	3.7 b	4.1 b
Brantford CMA	**	**	5.6 c	3.3 b	6.3 c	3.0 b	7.2 c	**	6.3 b	3.1 b
Greater Sudbury/Grand Sudbury CMA	**	**	6.3 b	6.7 b	6.6 c	5.6 b	5.9 c	5.7 c	6.5 b	6.2 b
Guelph CMA	**	**	3.5 c	2.3 b	3.6 b	2.5 a	3.5 b	2.6 c	3.6 b	2.4 a
Hamilton CMA	9.0 b	4.7 c	6.3 a	3.4 b	5.7 a	2.6 a	6.1 c	2.1 c	6.1 a	2.9 b
Kingston CMA	3.6 d	5.3 d	4.8 b	5.5 c	6.8 b	3.3 b	4.5 d	**	5.9 a	5.6 b
Kitchener-Cambridge-Waterloo CMA	7.0 c	5.7 d	4.3 b	4.7 b	6.6 b	4.9 b	8.6 c	**	6.1 a	4.7 b
London CMA	7.2 c	6.5 c	6.5 a	5.4 a	8.4 a	6.4 a	**	5.4 d	7.6 a	5.9 a
Oshawa CMA	3.0 c	**	2.7 a	2.7 a	2.0 a	2.6 a	2.2 b	4.1 c	2.3 a	2.9 a
Ottawa-Gatineau CMA (Ont. part)	5.0 b	4.6 b	6.4 a	4.8 a	6.8 a	5.8 a	7.5 b	6.5 b	6.5 a	5.4 a
Peterborough CMA	**	2.9 c	7.1 a	4.6 b	6.3 b	4.9 b	6.1 c	6.1 c	6.7 a	4.9 a
St. Catharines-Niagara CMA	5.3 d	**	6.3 b	5.5 b	6.5 b	5.1 b	5.3 c	4.6 c	6.2 a	5.2 a
Thunder Bay CMA	6.3 c	7.7 c	4.6 b	6.9 a	3.7 a	5.5 a	6.7 a	5.4 b	4.4 a	6.1 a
Toronto CMA	3.8 b	4.4 b	4.0 a	3.9 a	3.2 a	3.5 a	3.1 b	3.6 b	3.5 a	3.7 a
Windsor CMA	8.6 c	7.1 c	7.4 b	5.3 b	6.3 b	5.9 b	**	**	7.4 a	5.8 b
Ontario 10,000+	**4.8** a	**4.8** a	**5.0** a	**4.3** a	**5.0** a	**4.3** a	**4.9** a	**4.3** a	**5.0** a	**4.3** a

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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5_1 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
Barrie CMA	++	++	1.7 c	2.5 c	1.5 a	3.3 d	2.2 c	3.6 c	1.7 c	2.9 b
Brantford CMA	++	++	2.4 c	2.5 b	2.4 b	3.1 c	3.5 c	4.2 c	2.4 b	3.1 b
Greater Sudbury/Grand Sudbury CMA	4.6 d	**	2.0 c	3.4 d	++	4.1 d	++	2.7 c	**	3.6 d
Guelph CMA	**	1.9 c	3.8 a	2.7 a	3.1 a	2.9 a	1.6 c	5.0 c	3.3 a	2.9 a
Hamilton CMA	**	3.7 d	3.1 c	4.4 c	2.7 b	3.6 c	2.5 b	3.3 d	2.8 a	3.8 c
Kingston CMA	**	++	2.2 c	3.1 d	3.1 c	2.0 a	2.6 c	1.7 c	2.9 b	2.2 a
Kitchener-Cambridge-Waterloo CMA	1.9 c	2.5 c	3.0 a	1.8 a	2.9 a	1.5 b	2.4 c	1.4 d	2.9 a	1.7 a
London CMA	1.7 b	**	1.8 a	4.0 c	1.5 a	3.2 c	1.7 c	1.5 a	1.6 a	3.3 c
Oshawa CMA	++	++	4.6 d	++	4.0 d	2.0 c	5.8 d	++	3.8 c	1.7 c
Ottawa-Gatineau CMA (Ont. part)	2.3 c	1.2 a	++	2.4 a	1.2 a	1.7 b	++	2.9 b	0.7 b	2.1 a
Peterborough CMA	++	++	2.0 c	2.1 b	1.8 b	1.4 a	4.5 d	++	1.3 a	2.0 a
St. Catharines-Niagara CMA	**	++	2.0 b	2.3 c	2.2 a	2.3 c	2.2 c	1.1 d	2.1 a	2.1 c
Thunder Bay CMA	8.5 c	3.2 d	2.9 c	2.6 b	2.0 c	3.9 c	++	++	3.3 d	3.1 c
Toronto CMA	2.9 c	2.3 c	2.7 b	2.0 b	3.3 d	1.8 b	**	1.2 a	2.6 b	1.8 a
Windsor CMA	2.3 b	2.2 c	2.1 b	2.4 b	2.0 b	2.4 b	++	2.2 c	1.6 b	2.4 b
Ontario 10,000+	**2.6 b**	**2.4 b**	**2.4 a**	**2.4 a**	**2.7 a**	**2.1 a**	**1.8 c**	**1.7 b**	**2.3 a**	**2.2 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Belleville CA	**	1.9 c	4.2 c	4.0 a	4.8 c	4.2 b	6.0 d	0.0 c	4.7 b	3.9 b
Brockville CA	5.4 d	5.3 d	1.9 b	3.7 c ↑	6.0 b	3.5 b ↓	0.0 d	**	4.6 b	3.7 b ↓
Cornwall CA	**	3.7 d	5.0 c	4.8 c	4.4 b	5.3 b ↑	3.4 d	4.3 d ↑	4.4 b	4.9 b ↑
Greater Napanee T	**	**	2.2 c	5.2 d ↑	1.7 b	2.8 b ↑	0.0 d	0.0 c -	1.7 b	3.1 c ↑
Hawkesbury CA	**	0.0 d	**	5.5 d	4.5 d	5.5 d -	**	**	5.6 c	5.0 d
Mississippi Mills T	**	**	**	**	**	**	-	-	**	**
North Grenville MU	**	**	**	**	**	**	**	**	**	**
Pembroke CA	**	0.0 d	3.5 d	3.6 d	5.3 c	2.4 c ↓	**	**	4.7 c	2.9 c ↓
Petawawa CA	-	-	13.0 a	**	9.1 b	2.4 c ↓	3.0 a	3.1 d	9.4 b	2.3 c ↓
Prince Edward CY	7.1 a	14.3 a ↑	3.9 a	3.1 c -	5.7 a	6.1 a -	14.3 a	**	5.4 a	5.5 a -
The Nation M	**	**	**	**	**	0.0 d	**	**	**	**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_2 Private Apartment Average Rents ($) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Belleville CA	632 b	646 a	780 a	794 a	882 a	905 a	1,078 a	1,085 a	854 a	874 a
Brockville CA	565 a	591 a	706 a	722 a	803 a	825 a	788 b	920 b	766 a	789 a
Cornwall CA	551 a	555 a	619 a	638 a	753 a	796 b	787 a	812 a	703 a	735 a
Greater Napanee T	568 a	551 b	655 a	666 b	808 a	823 a	894 b	876 b	773 a	783 a
Hawkesbury CA	558 a	563 b	598 a	592 a	684 a	695 a	859 b	813 b	659 a	666 a
Mississippi Mills T	**	**	**	**	**	**	-	-	**	**
North Grenville MU	**	**	**	**	776 a	**	**	**	761 a	**
Pembroke CA	558 b	**	618 a	636 b	753 a	790 a	886 c	948 b	709 a	741 a
Petawawa CA	-	-	575 a	583 b	714 a	750 a	723 a	**	684 a	705 b
Prince Edward CY	548 a	574 b	661 a	671 a	772 a	785 a	862 a	892 b	732 a	745 a
The Nation M	**	**	597 a	583 b	656 b	653 b	783 c	799 b	654 b	645 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_2 Number of Private Apartment Units in the Universe by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Belleville CA	120	119	1,707	1,710	3,639	3,650	236	248	5,702	5,727
Brockville CA	82	84	573	569	1,334	1,327	86	90	2,075	2,070
Cornwall CA	189	189	1,115	1,122	2,065	2,105	333	333	3,702	3,749
Greater Napanee T	12	10	113	116	400	402	27	28	552	556
Hawkesbury CA	51	53	162	154	439	417	36	38	688	662
Mississippi Mills T	2	2	16	16	16	16	0	0	34	34
North Grenville MU	1	1	4	4	49	49	3	3	57	57
Pembroke CA	38	37	271	273	545	547	34	35	888	892
Petawawa CA	0	0	78	80	242	241	33	33	353	354
Prince Edward CY	14	14	103	107	227	232	7	7	351	360
The Nation M	4	4	28	29	40	43	15	15	87	91

** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Belleville CA	**	4.6 d	5.6 b	6.2 b	6.8 b	5.9 b	6.0 d	2.1 c ↓	6.5 b	5.8 b -
Brockville CA	**	8.0 c	3.9 b	5.7 b ↑	8.9 a	5.0 b ↓	0.0 d	**	7.1 b	5.4 b ↓
Cornwall CA	**	4.6 d	6.8 c	5.5 c -	5.5 b	6.5 b -	3.7 d	**	5.6 b	6.1 b -
Greater Napanee T	**	**	2.2 c	**	2.3 b	3.7 c ↑	0.0 d	**	2.1 b	4.5 c ↑
Hawkesbury CA	**	**	**	**	5.9 d	**	**	**	7.6 c	**
Mississippi Mills T	**	**	**	**	**	**	-	-	**	**
North Grenville MU	**	**	**	**	**	**	**	**	**	**
Pembroke CA	**	0.0 d	4.7 d	3.6 d	6.7 c	2.7 c ↓	**	**	6.2 b	3.1 d ↓
Petawawa CA	-	-	14.3 a	**	10.4 c	2.9 c ↓	3.0 a	3.1 d -	10.6 a	2.6 c ↓
Prince Edward CY	7.1 a	21.4 a ↑	6.8 a	5.1 c ↓	7.5 a	7.5 a -	42.9 a	**	8.0 a	7.2 a ↓
The Nation M	**	**	**	**	**	**	**	**	**	**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
Belleville CA	**	++	++	**	++	2.5 c	5.7 d	++	1.1 d	2.4 c
Brockville CA	++	2.9 b	++	2.8 b	1.8 c	2.7 b	++	**	1.3 a	3.0 c
Cornwall CA	5.1 d	2.5 c	1.7 c	1.1 a	2.6 c	++	2.8 b	2.2 c	2.2 b	0.7 a
Greater Napanee T	3.3 c	++	2.1 c	**	1.0 d	2.2 c	1.6 c	++	1.5 a	1.7 c
Hawkesbury CA	**	1.9 c	5.3 d	++	4.1 d	++	++	++	3.9 c	**
Mississippi Mills T	-	**	-	**	-	**	-	-	-	**
North Grenville MU	**	**	**	**	2.4 c	**	**	**	2.4 c	**
Pembroke CA	**	**	++	**	++	**	++	**	++	**
Petawawa CA	-	-	**	++	**	++	5.8 a	**	6.9 c	++
Prince Edward CY	-2.8 a	3.4 a	4.7 c	2.3 c	**	2.4 c	1.6 a	++	2.5 c	1.9 c
The Nation M	**	**	++	++	++	++	++	++	++	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

3.1.1_2 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Belleville CA	**	1.9 c	4.2 c	3.9 b	5.0 c	4.2 b	**	0.4 a	5.2 b	3.9 b
Brockville CA	5.3 d	5.3 d	2.1 b	4.1 b ↑	5.9 b	3.6 b ↓	0.0 c	**	4.6 b	3.8 b
Cornwall CA	**	3.7 d	5.0 c	4.8 c	4.3 c	5.2 b -	2.7 c	4.5 d -	4.2 b	4.9 b -
Greater Napanee T	**	**	2.2 c	5.2 c -	1.6 b	2.7 b ↑	0.0 d	0.0 c -	1.6 b	3.1 c ↑
Hawkesbury CA	**	0.0 d	**	**	4.4 d	5.4 d	**	**	5.2 c	5.2 d
Mississippi Mills T	0.0 a	0.0 a	3.9 a	9.0 b ↑	**	**	-	-	4.5 d	8.0 c ↑
North Grenville MU	**	**	**	**	**	**	**	**	**	**
Pembroke CA	**	0.0 d	3.9 d	3.6 d -	5.0 c	2.3 c ↓	**	**	4.7 c	2.8 c ↓
Petawawa CA	-	-	13.0 a	**	9.1 b	3.7 c ↓	2.2 c	**	9.1 b	3.2 c ↓
Prince Edward CY	7.1 a	14.3 a ↑	3.3 a	2.6 b ↓	5.3 a	6.0 a ↑	6.8 a	2.8 a ↓	5.1 a	5.1 a -
The Nation M	**	**	**	**	**	0.0 d	**	**	**	**

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

3.1.2_2 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Belleville CA	632 b	646 a	780 a	794 a	881 a	904 a	1,038 a	1,047 a	856 a	875 a
Brockville CA	564 a	591 a	703 a	720 a	804 a	826 a	832 c	976 c	767 a	790 a
Cornwall CA	551 a	555 a	619 a	638 a	754 a	794 b	810 a	825 a	708 a	738 a
Greater Napanee T	568 a	551 b	655 a	666 a	822 a	843 a	894 b	876 b	785 a	798 a
Hawkesbury CA	558 a	563 b	610 a	598 a	690 a	695 a	845 b	798 b	667 a	669 a
Mississippi Mills T	**	560 a	640 a	664 a	812 a	833 c	-	-	709 a	694 a
North Grenville MU	**	**	**	**	792 a	813 a	**	**	779 a	816 a
Pembroke CA	558 b	**	616 a	636 b	754 a	790 a	886 c	948 b	710 a	743 a
Petawawa CA	-	-	575 a	583 b	714 a	760 a	837 b	**	699 a	714 b
Prince Edward CY	548 a	574 a	709 a	724 a	816 a	831 a	796 a	799 a	781 a	792 a
The Nation M	**	**	597 a	583 b	671 b	665 a	783 c	799 b	660 b	651 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

3.1.3_2 Number of Private Row (Townhouse) and Apartment Units in the Universe by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Belleville CA	120	119	1,719	1,722	3,704	3,715	311	323	5,854	5,879
Brockville CA	83	85	597	594	1,365	1,357	100	104	2,145	2,140
Cornwall CA	189	189	1,115	1,125	2,098	2,129	410	406	3,812	3,849
Greater Napanee T	12	10	113	116	414	416	27	28	566	570
Hawkesbury CA	51	53	186	170	472	423	50	52	759	698
Mississippi Mills T	9	9	47	46	32	32	0	0	88	87
North Grenville MU	1	1	7	7	61	61	3	3	72	72
Pembroke CA	38	37	278	277	577	579	35	36	928	929
Petawawa CA	0	0	78	80	242	248	45	38	365	366
Prince Edward CY	14	14	120	126	301	288	73	36	508	464
The Nation M	4	4	28	29	44	47	15	15	91	95

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3.1.4_2 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Belleville CA	**	4.6 d	5.6 b	6.2 b -	7.0 b	5.9 b -	**	1.9 c	6.9 b	5.8 b -
Brockville CA	**	7.9 c	3.9 b	6.4 b ↑	8.8 b	5.2 b ↓	0.0 c	**	7.0 b	5.7 b ↓
Cornwall CA	**	4.6 d	6.8 c	5.5 c -	5.4 b	6.6 b -	3.4 d	6.5 c ↑	5.4 b	6.1 b ↑
Greater Napanee T	**	**	2.2 c	**	2.2 b	3.6 c ↑	0.0 d	**	2.1 b	4.4 c ↑
Hawkesbury CA	**	**	**	**	5.7 d	**	**	**	7.0 c	7.3 c -
Mississippi Mills T	0.0 a	0.0 a -	5.9 a	9.0 b ↑	**	**	-	-	5.7 d	8.0 c -
North Grenville MU	**	**	**	**	**	**	**	**	**	**
Pembroke CA	**	0.0 d	5.1 d	3.6 d -	6.3 c	2.5 c ↓	**	**	6.0 b	3.0 c ↓
Petawawa CA	-	-	14.3 a	**	10.4 c	4.1 c ↓	2.2 c	**	10.2 c	3.5 c ↓
Prince Edward CY	7.1 a	21.4 a ↑	6.7 a	4.3 c ↓	7.0 a	7.1 a -	11.0 a	2.8 a ↓	7.5 a	6.5 a ↓
The Nation M	**	**	**	**	**	**	**	**	**	**

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3.1.5_2 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
Belleville CA	**	++	++	**	++	2.4 c	5.1 d	++	++	2.3 c
Brockville CA	++	3.4 c	++	2.9 b	1.8 c	2.6 b	++	2.1 c	1.3 a	3.0 b
Cornwall CA	5.1 d	2.5 c	1.7 c	1.1 a	2.6 c	++	2.6 b	2.1 c	2.1 b	0.8 a
Greater Napanee T	3.3 c	++	2.1 c	**	1.0 d	2.6 c	1.6 c	++	1.4 a	2.1 b
Hawkesbury CA	**	1.9 c	5.2 d	++	3.5 a	++	++	++	3.5 c	**
Mississippi Mills T	**	**	2.1 c	2.2 b	**	++	-	-	4.5 d	1.6 c
North Grenville MU	**	**	**	**	2.7 c	**	**	**	2.7 c	**
Pembroke CA	**	**	++	3.1 c	++	**	++	**	++	**
Petawawa CA	-	-	**	++	**	++	6.2 c	**	6.9 c	++
Prince Edward CY	-2.8 a	3.4 a	4.4 c	1.4 a	6.1 c	2.0 c	13.9 a	++	5.6 b	1.5 a
The Nation M	**	**	++	++	++	++	++	++	**	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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1.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Brighton MU	**	-	0.0 d	**	**	0.0 d	**	**	**	0.0 d
Brock TP	**	**	**	0.0 d	0.0 d	**	**	**	**	**
Cobourg CA	**	**	1.4 d	0.0 c ↓	0.5 b	0.9 a ↑	0.0 d	0.0 d -	0.9 a	0.7 a -
Collingwood CA	5.7 c	**	0.0 c	3.0 d ↑	0.5 b	2.9 b ↑	**	**	0.7 a	3.3 c ↑
Erin T	-	-	**	**	**	**	-	-	**	**
Haldimand County CY	**	**	0.0 d	1.7 b ↑	**	**	**	0.0 a	**	1.5 a
Kawartha Lakes CA	0.0 d	0.0 d	0.7 a	0.9 a -	1.0 a	0.7 a -	**	0.0 c	0.9 a	0.7 a -
Midland CA	0.0 d	0.0 d	4.0 c	**	3.6 d	3.3 d -	0.0 d	0.0 d	3.7 c	4.4 d -
Orillia CA	6.0 d	**	5.4 b	3.4 c ↓	3.0 c	2.1 b ↓	**	**	4.0 b	2.7 a ↓
Port Hope CA	**	**	3.7 c	**	1.5 a	1.5 a -	0.0 a	4.3 a ↑	2.2 b	1.8 c -
Scugog TP	**	**	**	**	2.0 d	0.0 d ↓	**	**	2.3 b	1.1 d ↓
West Grey MU	**	**	**	0.0 c	**	**	**	**	**	**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_3 Private Apartment Average Rents ($) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Brighton MU	**	-	629 a	**	816 a	702 b ↓	**	**	791 a	708 b ↓
Brock TP	**	**	683 b	791 b ↑	822 a	840 a -	**	**	784 a	827 a ↑
Cobourg CA	547 c	**	804 a	797 a -	944 a	976 a ↑	1,158 a	1,178 a -	904 a	934 a ↑
Collingwood CA	638 a	725 a ↑	813 a	850 b ↑	938 a	982 a ↑	893 c	**	863 a	905 a ↑
Erin T	-	-	**	**	**	**	-	-	**	**
Haldimand County CY	**	**	653 b	697 a ↑	702 b	727 a ↑	750 b	763 a ↑	694 a	715 a ↑
Kawartha Lakes CA	610 c	614 b -	822 a	826 a -	1,032 a	1,027 a -	1,224 d	1,198 b -	938 b	933 a -
Midland CA	540 b	527 b -	748 a	761 b -	857 a	887 a ↑	1,105 b	939 b ↓	808 a	833 b -
Orillia CA	643 a	658 a -	776 a	813 a ↑	913 a	934 a -	1,103 a	1,108 b -	850 a	879 a ↑
Port Hope CA	**	**	884 a	913 a -	976 a	1,016 a ↑	1,275 a	1,292 a -	951 a	990 a ↑
Scugog TP	**	**	837 b	752 a ↓	1,014 b	900 a ↓	**	**	1,027 a	982 a ↓
West Grey MU	**	**	565 a	511 a ↓	592 a	581 b -	681 c	740 c ↑	585 a	567 b -

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
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1.1.3_3 Number of Private Apartment Units in the Universe by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Brighton MU	1	0	21	19	152	155	4	4	178	178
Brock TP	2	2	28	28	67	67	5	5	102	102
Cobourg CA	30	30	254	255	565	573	60	62	909	920
Collingwood CA	39	41	221	217	262	264	10	9	532	531
Erin T	0	0	2	2	6	6	0	0	8	8
Haldimand County CY	8	9	170	170	182	182	25	25	385	386
Kawartha Lakes CA	71	69	598	601	693	695	72	71	1,434	1,436
Midland CA	24	25	372	368	596	591	30	28	1,022	1,012
Orillia CA	107	104	585	566	897	908	52	50	1,641	1,628
Port Hope CA	28	28	218	218	303	303	23	23	572	572
Scugog TP	1	1	38	38	52	52	50	50	141	141
West Grey MU	5	5	28	27	100	103	18	16	151	151

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1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Brighton MU	**	-	**	**	**	0.0 d	**	**	**	0.0 d
Brock TP	**	**	**	0.0 d	4.7 d	**	**	**	**	**
Cobourg CA	**	**	1.4 c	1.9 c	1.2 a	3.2 c ↑	0.0 d	0.0 d	1.5 a	2.7 b ↑
Collingwood CA	**	**	2.7 b	3.0 d -	0.5 b	4.3 b ↑	**	**	2.1 b	4.1 b ↑
Erin T	-	-	**	**	**	**	-	-	**	**
Haldimand County CY	**	**	**	1.7 b	**	**	**	0.0 a	**	1.5 a
Kawartha Lakes CA	0.0 d	0.0 d -	2.2 c	1.4 a -	2.5 c	1.4 a -	**	0.0 c	2.3 c	1.3 a -
Midland CA	**	0.0 d	5.3 c	**	5.7 c	3.6 d	0.0 d	0.0 d -	5.5 c	4.7 d -
Orillia CA	7.1 c	3.5 d -	6.0 b	4.1 c -	5.0 b	2.1 b ↓	**	**	5.4 b	3.1 b -
Port Hope CA	**	**	3.7 c	4.7 d -	1.8 a	2.9 b ↑	0.0 a	13.0 a ↑	2.4 b	4.0 c ↑
Scugog TP	**	**	**	**	2.0 a	0.0 d	**	**	2.3 b	1.1 d -
West Grey MU	**	**	**	**	**	**	**	**	**	**

The following letter codes are used to indicate the reliability of the estimates:
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1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
Brighton MU	**	-	**	**	8.2 a	**	**	**	6.9 b	**
Brock TP	**	**	7.9 c	**	1.9 c	**	**	**	3.4 c	**
Cobourg CA	2.9 c	**	++	3.9 d	2.9 c	2.6 c	**	++	2.7 c	2.7 c
Collingwood CA	++	**	3.1 d	3.3 d	3.1 c	2.1 b	1.7 c	**	1.9 c	3.7 c
Erin T	-	-	**	**	**	**	-	-	**	**
Haldimand County CY	**	**	++	++	++	**	1.5 a	1.8 c	++	1.6 c
Kawartha Lakes CA	++	++	++	++	2.6 c	++	++	2.6 c	1.6 c	++
Midland CA	++	-2.3 c	++	**	++	3.3 d	**	++	0.9 d	2.8 c
Orillia CA	2.6 c	**	++	3.1 d	++	**	**	++	1.2 d	3.1 d
Port Hope CA	**	**	5.1 d	++	**	3.3 d	**	-1.2 a	**	**
Scugog TP	**	**	**	1.6 c	2.3 b	2.1 b	**	**	2.2 c	3.3 a
West Grey MU	**	**	**	**	++	++	**	**	**	**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1_3 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Brighton MU	**	-	0.0 d	**	**	0.0 d	**	**	**	0.0 d
Brock TP	**	**	**	0.0 d	0.0 d	**	**	**	**	**
Cobourg CA	**	**	1.1 d	0.0 c ↓	0.4 b	0.8 a	0.0 d	0.0 d	0.8 a	0.6 a -
Collingwood CA	5.7 c	**	0.0 c	3.0 d ↑	0.5 b	2.9 b ↑	4.8 b	**	0.9 a	3.3 c ↑
Erin T	-	-	**	**	**	**	-	-	**	**
Haldimand County CY	**	**	0.0 d	1.7 b ↑	**	**	5.1 d	1.1 a ↓	**	1.4 a
Kawartha Lakes CA	0.0 d	0.0 d -	0.7 a	0.9 a -	1.0 a	0.6 a -	**	0.0 d	0.9 a	0.7 a -
Midland CA	0.0 d	0.0 d -	4.0 c	**	3.4 c	3.2 d	2.8 a	0.0 d ↓	3.6 c	4.2 d
Orillia CA	6.0 d	**	5.4 b	3.4 c ↓	3.0 c	2.1 b ↓	0.8 a	3.5 d ↑	3.8 b	2.6 a ↓
Port Hope CA	**	**	3.7 c	**	1.5 a	1.5 a	0.0 a	4.3 a ↑	2.2 b	1.8 c
Scugog TP	**	**	**	**	2.0 a	0.0 d ↓	**	**	2.3 b	1.1 d ↓
West Grey MU	**	**	**	0.0 c	**	**	**	**	**	**

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2_3 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Brighton MU	**	-	629 a	**	816 a	702 b	**	**	794 a	714 b
Brock TP	**	**	683 b	791 b	822 a	840 a	**	**	784 a	827 a
Cobourg CA	547 c	**	821 a	793 a	935 a	959 b	1,158 b	1,178 b	900 a	922 a
Collingwood CA	638 a	725 a	813 a	850 a	938 a	982 a	**	**	863 a	905 a
Erin T	-	-	**	**	**	**	-	-	**	**
Haldimand County CY	**	**	653 b	697 a	707 a	729 a	764 a	787 a	706 a	727 a
Kawartha Lakes CA	610 c	614 b	822 a	826 a	1,036 a	1,035 a	1,217 b	1,198 b	945 a	943 a
Midland CA	540 b	527 b	748 a	761 b	857 a	887 b	1,105 b	939 b	808 a	833 b
Orillia CA	643 a	658 a	776 a	813 a	913 a	934 a	1,164 a	1,066 a	871 a	885 a
Port Hope CA	**	**	884 a	913 a	976 a	1,016 a	1,275 a	1,292 a	951 a	990 a
Scugog TP	**	**	837 b	752 a	1,014 b	900 a	**	**	1,027 a	982 a
West Grey MU	**	**	565 a	511 a	592 a	581 b	681 c	740 c	585 a	567 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3_3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Brighton MU	1	0	21	19	152	155	9	9	183	183
Brock TP	2	2	28	28	67	67	5	5	102	102
Cobourg CA	30	30	263	264	596	604	182	184	1,071	1,082
Collingwood CA	39	41	221	217	262	264	21	20	543	542
Erin T	0	0	2	2	6	6	0	0	8	8
Haldimand County CY	8	9	170	170	208	208	75	75	461	462
Kawartha Lakes CA	71	69	598	601	717	719	94	93	1,480	1,482
Midland CA	24	25	372	368	621	616	55	53	1,072	1,062
Orillia CA	107	104	585	566	905	916	147	101	1,744	1,687
Port Hope CA	28	28	218	218	303	303	23	23	572	572
Scugog TP	1	1	38	38	55	55	50	50	144	144
West Grey MU	5	5	28	27	100	103	18	16	151	151

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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4_3 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Brighton MU	**	-	**	**	**	0.0 d	**	**	**	0.0 d
Brock TP	**	**	**	0.0 d	4.7 d	**	**	**	**	**
Cobourg CA	**	**	1.1 d	1.9 c ↑	1.1 a	3.0 c ↑	0.0 d	0.0 d	1.3 a	2.3 b ↑
Collingwood CA	**	**	2.7 b	3.0 d	0.5 b	4.3 b ↑	4.8 b	**	2.2 b	4.1 b ↑
Erin T	-	-	**	**	**	**	-	-	**	**
Haldimand County CY	**	**	**	1.7 b	**	**	**	2.2 a	**	1.7 b
Kawartha Lakes CA	0.0 d	0.0 d	2.2 c	1.4 a -	2.4 c	1.3 a -	**	0.0 d	2.2 c	1.2 a -
Midland CA	**	0.0 d	5.3 c	**	5.5 c	3.4 d	2.8 a	0.0 d	5.3 c	4.5 d -
Orillia CA	7.1 c	3.5 d ↓	6.0 b	4.1 c ↓	5.0 b	2.1 b ↓	2.3 c	6.7 b ↑	5.2 b	3.2 b ↓
Port Hope CA	**	**	3.7 c	4.7 d -	1.8 a	2.9 b ↑	0.0 d	13.0 b ↑	2.4 b	4.0 c ↑
Scugog TP	**	**	**	**	2.0 a	0.0 d ↓	**	**	2.3 b	1.1 d ↓
West Grey MU	**	**	**	**	**	**	**	**	**	**

The following letter codes are used to indicate the reliability of the estimates:
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3.1.5_3 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type

Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
Brighton MU	**	-	**	**	8.2 a	**	**	**	6.6 b	++
Brock TP	**	**	7.9 c	**	1.9 c	**	**	**	3.4 c	**
Cobourg CA	2.9 c	**	**	3.9 d	2.8 c	2.8 c	**	++	**	2.9 c
Collingwood CA	++	**	3.1 d	3.3 d	3.1 c	2.1 b	**	**	1.9 c	3.7 d
Erin T	-	-	**	**	**	**	-	-	**	**
Haldimand County CY	**	**	++	++	++	**	1.1 a	1.5 a	++	1.3 a
Kawartha Lakes CA	++	++	++	++	2.5 c	++	++	2.5 c	**	++
Midland CA	++	-2.3 c	++	**	++	3.3 d	**	++	0.9 d	2.8 c
Orillia CA	2.6 c	**	++	3.1 d	++	**	**	++	1.2 d	3.0 d
Port Hope CA	**	**	5.1 d	++	**	3.3 d	**	-1.2 a	**	**
Scugog TP	**	**	**	1.6 c	2.3 c	2.1 b	**	**	2.2 c	3.3 a
West Grey MU	**	**	**	**	++	++	**	**	**	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Bracebridge T	**	**	**	4.8 c	3.1 c	1.8 a	0.0 a	0.0 a	3.8 c	3.3 b
Elliot Lake CA	11.4 a	8.9 c	14.5 a	19.4 a ↑	20.1 a	19.2 a	12.8 a	18.3 d ↑	18.0 a	18.9 a ↑
Gravenhurst T	**	**	2.8 b	**	**	**	**	**	6.8 c	**
Huntsville T	**	**	**	**	2.9 c	2.8 c	**	**	3.4 d	2.6 c
Kenora CA	11.1 d	**	2.5 c	2.6 c	5.1 c	3.4 d	**	**	4.6 b	3.2 d
North Bay CA	**	**	**	2.0 c	3.5 d	3.8 d	**	**	5.0 d	3.4 d
Sault Ste. Marie CA	**	**	2.0 c	1.0 d	2.9 c	0.5 b	0.0 c	0.4 b	2.5 b	0.8 a
Temiskaming Shores CA	**	**	**	0.0 c	4.2 d	**	**	0.0 d	5.0 d	4.9 d
Timmins CA	**	0.0 c	3.1 d	10.6 d ↑	2.6 b	3.2 d	4.7 d	**	3.3 c	6.2 c ↑
West Nipissing M	**	**	4.0 d	5.9 d	8.2 c	5.5 d -	0.0 d	0.0 d	6.2 c	5.6 d

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_4 Private Apartment Average Rents ($) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Bracebridge T	602 b	641 b	793 a	793 a	886 a	934 a	1,085 a	1,110 a	854 a	884 a
Elliot Lake CA	436 a	467 b	527 a	535 a	597 a	605 a	678 a	695 b	581 a	589 a
Gravenhurst T	**	**	689 b	748 b	891 a	941 b	981 a	**	803 b	847 b
Huntsville T	688 b	685 a	813 a	835 b	941 a	953 a	1,060 a	**	891 a	913 a
Kenora CA	524 a	507 b	646 a	667 a	805 a	773 a	**	**	727 a	716 a
North Bay CA	485 a	550 b	703 b	720 a	878 a	896 a	1,113 b	1,131 a	813 a	838 a
Sault Ste. Marie CA	554 b	542 c	712 a	726 a	814 a	844 a	820 b	839 b	767 a	778 a
Temiskaming Shores CA	509 a	507 b	598 a	605 b	666 a	697 a	781 a	801 a	649 a	670 a
Timmins CA	563 b	560 b	723 a	735 a	857 a	877 a	984 a	1,035 a	809 a	832 a
West Nipissing M	464 b	492 a	606 a	620 a	727 a	725 a	808 b	871 c	670 a	669 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
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1.1.3_4 Number of Private Apartment Units in the Universe by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Bracebridge T	15	16	89	89	170	170	12	12	286	287
Elliot Lake CA	35	34	306	309	827	825	86	85	1,254	1,253
Gravenhurst T	15	15	75	75	139	139	7	7	236	236
Huntsville T	9	9	111	109	173	173	15	15	308	306
Kenora CA	20	17	145	146	180	184	12	12	357	359
North Bay CA	168	170	962	973	1,695	1,693	216	216	3,041	3,052
Sault Ste. Marie CA	183	185	1,685	1,685	2,523	2,542	285	287	4,676	4,699
Temiskaming Shores CA	23	22	104	114	177	178	39	39	343	353
Timmins CA	74	70	551	555	784	790	112	113	1,521	1,528
West Nipissing M	21	20	140	147	213	207	27	29	401	403

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_4 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Bracebridge T	**	**	**	4.8 c	5.6 b	1.8 a ↓	0.0 d	0.0 a -	5.7 b	3.3 b ↓
Elliot Lake CA	17.1 a	**	15.1 a	19.4 a ↑	21.1 a	19.2 a ↓	16.3 a	18.3 c -	19.2 a	19.0 a ↓
Gravenhurst T	**	**	4.2 b	**	**	**	**	**	7.3 c	**
Huntsville T	**	**	**	5.6 d	3.6 d	2.8 c -	**	**	3.8 d	3.5 d -
Kenora CA	**	**	4.1 d	2.6 c -	5.7 b	4.7 d -	**	**	5.9 b	3.9 d ↓
North Bay CA	**	**	**	3.4 d	**	4.7 d	**	**	7.4 c	4.8 c -
Sault Ste. Marie CA	**	**	3.6 d	1.5 a ↓	4.4 c	0.9 a ↓	0.5 b	**	4.1 c	1.2 a ↓
Temiskaming Shores CA	**	**	**	0.0 c	5.9 d	**	**	0.0 d	6.7 c	5.5 d -
Timmins CA	**	0.0 c	5.4 c	11.5 d ↑	5.2 c	3.4 d ↓	**	**	5.8 b	6.8 c -
West Nipissing M	**	**	5.0 d	5.9 d	14.8 d	**	0.0 d	0.0 d -	10.4 d	**

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1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
Bracebridge T	++	5.9 d	1.2 d	++	++	4.0 d	7.4 a	0.9 a	1.1 d	2.5 c
Elliot Lake CA	3.8 a	++	5.7 c	2.9 a	3.0 a	2.4 b	3.4 c	**	3.0 a	2.2 b
Gravenhurst T	**	**	++	**	++	5.3 d	**	**	++	**
Huntsville T	**	++	++	1.0 d	2.8 c	1.5 a	**	**	2.8 c	1.1 d
Kenora CA	**	++	**	**	-3.8 d	-3.4 d	**	**	++	++
North Bay CA	++	**	++	**	++	**	++	++	++	**
Sault Ste. Marie CA	++	**	**	**	5.8 d	4.6 d	4.3 d	**	6.0 d	5.3 d
Temiskaming Shores CA	4.3 c	++	++	++	1.0 a	**	**	**	1.8 c	**
Timmins CA	++	++	++	++	++	2.4 c	4.3 d	5.4 d	++	2.2 c
West Nipissing M	++	**	5.3 d	**	4.8 d	1.5 d	++	++	4.1 d	2.7 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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3.1.1_4 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Bracebridge T	**	**	6.0 d	4.7 c -	3.1 c	1.8 a	0.0 a	0.0 a	3.7 c	3.2 b -
Elliot Lake CA	11.4 a	8.9 c -	14.5 a	19.4 a ↑	19.6 a	18.9 a	16.6 a	26.1 c ↑	17.8 a	19.6 a ↑
Gravenhurst T	**	**	2.8 b	**	9.2 c	**	**	**	6.3 c	**
Huntsville T	**	**	3.3 d	**	2.6 c	3.5 d	3.9 d	0.0 a ↓	3.3 d	2.9 c
Kenora CA	11.1 d	**	2.5 c	2.6 c	5.1 c	3.4 d -	9.8 c	6.9 a	4.8 b	3.5 d -
North Bay CA	**	**	**	2.2 c	4.7 d	3.8 d	**	**	6.4 c	4.0 d
Sault Ste. Marie CA	**	**	2.0 c	1.0 d -	2.9 c	0.5 b ↓	**	1.2 d	2.5 b	0.8 a ↓
Temiskaming Shores CA	**	**	**	0.0 c	4.2 d	**	**	0.0 d	5.0 d	**
Timmins CA	**	0.0 c	3.0 d	10.3 d ↑	2.4 b	3.8 c ↑	4.2 d	12.6 d ↑	3.1 c	6.7 b ↑
West Nipissing M	**	**	3.8 d	5.8 d	7.5 c	**	0.0 d	0.0 d	5.8 c	**

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3.1.2_4 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Bracebridge T	602 b	641 b	791 a	793 a	885 a	934 a	1,089 a	1,123 a	856 a	887 a
Elliot Lake CA	436 a	467 b	527 a	535 a	596 a	605 a	644 a	657 a	584 a	592 a
Gravenhurst T	**	**	689 b	748 b	883 a	925 a	981 a	**	805 a	845 b
Huntsville T	688 b	685 a	809 a	835 b	952 a	965 a	1,267 b	1,169 b	922 a	947 a
Kenora CA	524 a	507 b	646 a	667 a	805 a	773 a	595 b	554 b	711 a	703 a
North Bay CA	486 a	550 b	700 b	717 a	876 a	893 a	975 b	985 b	819 a	842 a
Sault Ste. Marie CA	554 b	542 c	712 a	726 a	816 a	847 a	814 a	841 b	771 a	783 b
Temiskaming Shores CA	509 a	507 b	598 a	605 b	666 a	697 a	781 a	801 a	649 a	670 a
Timmins CA	563 b	560 b	719 a	732 a	866 a	882 a	1,001 a	1,021 a	823 a	842 a
West Nipissing M	464 b	492 a	608 a	621 a	731 a	743 a	808 b	871 c	674 a	681 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
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3.1.3_4 Number of Private Row (Townhouse) and Apartment Units in the Universe by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Bracebridge T	15	16	91	91	171	171	16	16	293	294
Elliot Lake CA	35	34	306	309	863	861	167	165	1,371	1,369
Gravenhurst T	15	15	75	75	157	157	7	7	254	254
Huntsville T	9	9	117	115	193	193	33	33	352	350
Kenora CA	20	17	145	146	180	184	36	36	381	383
North Bay CA	171	170	969	980	1,829	1,821	485	485	3,454	3,456
Sault Ste. Marie CA	184	186	1,691	1,691	2,563	2,582	471	473	4,909	4,932
Temiskaming Shores CA	23	37	104	114	177	178	39	39	343	368
Timmins CA	74	70	565	569	880	903	168	169	1,687	1,711
West Nipissing M	21	20	142	150	231	226	32	34	426	430

** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

3.1.4_4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Bracebridge T	**	**	**	4.7 c	5.6 b	1.8 a ↓	0.0 a	0.0 a -	5.5 b	3.2 b ↓
Elliot Lake CA	17.1 a	**	15.1 a	19.4 a ↑	20.5 a	18.9 a -	18.2 a	26.1 d ↑	18.9 a	19.7 a -
Gravenhurst T	**	**	4.2 b	**	9.2 c	**	**	**	6.8 c	**
Huntsville T	**	**	3.3 d	5.3 d -	3.3 d	3.5 d -	3.9 d	0.0 d ↓	3.6 d	3.6 d -
Kenora CA	**	**	4.1 d	2.6 c -	5.7 b	4.7 d -	13.0 c	6.9 a ↓	6.3 b	4.2 c ↓
North Bay CA	**	**	**	3.6 d	7.1 c	4.8 c -	13.2 d	**	8.5 c	5.2 c ↓
Sault Ste. Marie CA	**	**	3.6 d	1.5 a ↓	4.4 c	1.0 a ↓	**	2.2 c	4.0 c	1.3 a ↓
Temiskaming Shores CA	**	**	**	0.0 c	5.9 d	**	**	0.0 d	6.7 c	5.5 d -
Timmins CA	**	0.0 c	5.2 c	11.3 d ↑	5.2 c	4.3 c -	11.8 d	14.3 d -	6.1 b	7.4 b -
West Nipissing M	**	**	4.8 d	5.8 d -	13.6 d	**	0.0 d	0.0 d	9.8 c	**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

3.1.5_4 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
Bracebridge T	++	5.9 d	++	0.6 b	++	4.1 c	6.3 a	1.2 a	**	2.7 b
Elliot Lake CA	3.8 a	++	5.7 c	2.9 a	3.0 a	2.4 c	3.6 b	1.8 c	3.1 a	2.3 b
Gravenhurst T	**	**	++	**	++	4.3 d	**	**	++	**
Huntsville T	**	++	++	++	2.3 c	2.1 c	2.1 a	-2.1 a	2.7 c	1.1 d
Kenora CA	**	++	**	**	-3.8 d	-3.4 d	-6.5 c	**	++	++
North Bay CA	++	**	++	**	++	**	4.3 c	++	++	**
Sault Ste. Marie CA	++	**	**	**	5.8 d	4.6 d	5.0 d	**	**	5.1 d
Temiskaming Shores CA	4.3 c	++	++	++	1.0 a	**	**	**	1.8 c	**
Timmins CA	++	++	++	++	++	++	4.3 d	4.1 d	++	1.4 d
West Nipissing M	++	**	5.1 d	**	4.7 d	1.5 d	++	++	4.0 d	2.7 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Centre Wellington CA	6.1 c	0.0 a ↓	1.5 a	0.0 c ↓	1.9 c	1.0 a ↓	3.3 a	5.5 a ↑	2.0 b	0.9 a ↓
Chatham-Kent CA	**	**	5.1 c	5.9 c	5.6 c	5.7 c	4.4 d	**	5.5 b	5.5 b -
Essex T	**	**	**	**	3.3 d	**	**	**	3.3 d	**
Ingersoll CA	-	-	8.3 c	5.3 b ↓	4.2 c	3.4 d	**	**	5.2 b	3.8 d
Kincardine MU	**	**	4.9 c	0.0 d ↓	7.5 c	3.7 d ↓	**	**	6.3 c	**
Lambton Shores MU	-	-	**	**	8.5 a	10.0 c -	**	**	6.5 a	8.5 b ↑
Leamington CA	**	**	3.5 c	2.6 a ↓	4.1 c	2.7 a ↓	3.9 d	4.2 d -	4.0 b	2.8 a ↓
Meaford MU	**	**	**	3.8 c	13.0 d	3.8 d ↓	0.0 a	6.7 a ↑	**	3.9 b
Norfolk CA	**	0.0 a	**	**	2.1 c	1.4 a ↓	**	4.3 d	2.5 c	1.4 a ↓
North Perth MU	**	**	**	**	5.0 d	1.5 d ↓	**	**	5.0 d	**
Owen Sound CA	0.0 d	**	**	2.5 c	**	4.4 c	3.5 d	2.8 c	5.7 c	3.6 c ↓
Sarnia CA	**	**	6.4 b	4.3 b ↓	8.1 b	5.5 b ↓	4.9 b	3.6 c ↓	7.2 b	5.1 b ↓
Saugeen Shores T	**	**	9.4 c	4.3 c ↓	2.7 a	5.1 c ↑	3.8 a	7.8 c ↑	5.6 b	5.2 b -
Stratford CA	**	0.0 b	3.7 c	0.9 a ↓	5.2 b	3.4 c ↓	5.8 b	1.6 c ↓	4.6 b	2.2 a ↓
Tillsonburg CA	10.0 a	**	4.9 d	4.5 d -	2.7 b	2.5 c -	**	**	3.4 c	3.1 d -
Woodstock CA	0.0 d	**	1.8 b	1.7 b	1.6 b	1.2 a ↓	**	1.5 d	1.6 b	1.4 a -

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.2_5 Private Apartment Average Rents ($)
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Centre Wellington CA	610 a	661 a	760 a	780 a	875 a	889 a	1,027 a	1,100 a	836 a	857 a
Chatham-Kent CA	502 b	484 a	627 a	642 a	728 a	752 a	740 c	717 b	687 a	702 a
Essex T	**	**	621 b	691 d	689 b	829 b	**	**	674 b	796 c
Ingersoll CA	-	-	712 a	719 a	755 a	760 a	**	**	744 a	753 a
Kincardine MU	**	**	727 b	756 b	843 b	864 b	**	**	803 b	819 b
Lambton Shores MU	-	-	**	**	663 a	857 c	**	**	638 a	876 c
Leamington CA	540 a	555 a	670 a	684 a	786 a	828 a	1,029 a	1,083 a	741 a	771 a
Meaford MU	**	**	732 c	693 b	813 a	866 b	899 a	905 a	804 b	806 b
Norfolk CA	505 a	529 a	614 a	647 a	656 a	677 a	822 c	898 a	645 a	672 a
North Perth MU	**	**	602 b	625 a	728 a	714 a	**	**	687 a	686 a
Owen Sound CA	571 b	574 a	703 a	706 a	841 a	861 a	885 a	896 a	784 a	798 a
Sarnia CA	615 a	620 a	699 a	722 a	811 a	888 b	1,066 c	1,137 c	762 a	816 a
Saugeen Shores T	563 a	**	668 a	674 a	804 a	816 a	925 a	916 a	777 a	789 a
Stratford CA	561 a	564 a	687 a	699 a	832 a	843 a	967 a	980 a	780 a	791 a
Tillsonburg CA	532 a	543 a	652 a	668 a	765 a	765 a	841 a	820 d	728 a	730 a
Woodstock CA	532 b	540 a	796 a	775 a	1,121 b	1,011 c	835 a	842 b	1,001 a	912 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_5 Number of Private Apartment Units in the Universe by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Centre Wellington CA	29	28	217	219	446	447	37	34	729	728
Chatham-Kent CA	114	116	1,629	1,653	2,371	2,386	520	527	4,634	4,682
Essex T	4	4	58	58	101	99	7	7	170	168
Ingersoll CA	0	0	39	40	103	103	4	4	146	147
Kincardine MU	8	8	66	62	123	135	7	7	204	212
Lambton Shores MU	0	0	9	38	71	92	12	12	92	142
Leamington CA	24	24	486	485	611	623	55	53	1,176	1,185
Meaford MU	7	7	61	60	131	133	16	15	215	215
Norfolk CA	15	14	244	239	597	597	30	30	886	880
North Perth MU	22	23	99	102	221	211	44	45	386	381
Owen Sound CA	71	69	675	671	825	825	216	214	1,787	1,779
Sarnia CA	194	186	2,328	2,360	2,714	2,854	184	189	5,420	5,589
Saugeen Shores T	13	13	115	113	229	259	52	52	409	437
Stratford CA	33	34	774	774	1,028	1,021	142	142	1,977	1,971
Tillsonburg CA	10	10	272	275	567	560	27	27	876	872
Woodstock CA	20	23	855	833	1,431	1,405	104	104	2,410	2,365

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1.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Centre Wellington CA	6.1 c	0.0 a ↓	3.3 d	0.5 a ↓	4.2 d	1.9 b ↓	6.5 a	5.5 a ↓	4.1 c	1.6 b ↓
Chatham-Kent CA	**	**	7.1 b	5.9 c	6.9 b	5.8 c	**	**	7.2 b	5.6 b
Essex T	**	**	5.9 d	**	4.4 d	**	**	**	6.0 c	**
Ingersoll CA	-	-	10.8 c	5.3 b ↓	6.4 b	3.4 d ↓	**	**	7.4 b	3.8 d ↓
Kincardine MU	**	**	4.9 c	0.0 d ↓	7.5 c	3.7 d ↓	**	**	6.3 c	**
Lambton Shores MU	-	-	**	**	8.5 a	10.0 c -	**	**	6.5 a	8.5 b -
Leamington CA	**	**	5.6 b	2.6 a ↓	5.1 b	2.7 a ↓	5.9 d	4.2 d -	5.4 b	2.8 a ↓
Meaford MU	**	**	**	3.8 c	13.9 d	3.8 d ↓	6.2 a	6.7 a -	**	3.9 b
Norfolk CA	**	0.0 a	3.1 d	**	3.3 d	2.1 c -	**	4.3 d	3.5 d	2.1 c -
North Perth MU	**	**	**	**	**	**	**	**	6.0 d	2.9 c ↓
Owen Sound CA	**	**	8.0 c	5.5 d ↓	**	5.4 c	**	3.7 d	7.6 c	5.2 c ↓
Sarnia CA	9.4 c	14.5 d ↑	8.2 b	6.6 b -	11.1 a	7.9 b ↓	8.5 c	3.6 c ↓	9.7 a	7.4 b ↓
Saugeen Shores T	**	**	11.3 c	4.3 d ↓	6.7 a	5.1 c ↓	9.6 a	7.8 c ↓	9.2 a	5.2 b ↓
Stratford CA	**	0.0 b	4.1 c	1.9 b ↓	6.2 b	4.6 b ↓	6.6 c	3.8 c ↓	5.3 b	3.4 b ↓
Tillsonburg CA	10.0 a	**	6.8 c	4.9 d -	4.0 c	2.8 c -	**	**	4.8 b	3.6 c -
Woodstock CA	0.0 d	**	3.2 b	2.2 b -	3.1 c	1.7 b ↓	**	1.5 d	3.1 b	1.9 b -

The following letter codes are used to indicate the reliability of the estimates:
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1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
Centre Wellington CA	++	7.7 a	2.6 b	4.4 b	3.0 b	3.4 c	1.5 a	5.7 a	2.8 b	3.4 b
Chatham-Kent CA	2.0 c	**	2.9 c	2.1 b	2.0 c	1.5 a	++	**	1.9 c	1.6 b
Essex T	**	**	2.2 c	++	1.1 d	**	**	**	2.4 c	++
Ingersoll CA	-	-	1.6 a	++	1.6 a	0.7 a	**	**	1.2 a	1.3 a
Kincardine MU	**	**	++	3.5 d	++	++	**	**	++	**
Lambton Shores MU	-	-	**	**	**	++	**	**	0.0 d	++
Leamington CA	**	++	3.2 d	2.8 b	2.4 c	2.4 c	1.5 b	4.3 d	2.6 b	2.5 b
Meaford MU	**	**	++	++	2.1 b	**	0.6 b	-2.5 a	2.6 c	++
Norfolk CA	++	++	++	1.0 d	1.8 c	1.3 a	**	**	1.7 c	1.3 a
North Perth MU	**	**	++	**	++	++	**	**	++	++
Owen Sound CA	4.0 d	**	**	1.5 c	2.4 c	++	2.0 b	1.8 b	2.0 b	1.1 d
Sarnia CA	2.2 b	2.2 d	1.9 a	1.8 b	2.0 a	1.6 b	3.3 d	1.5 a	1.9 a	1.7 b
Saugeen Shores T	**	**	2.1 c	++	++	1.1 a	2.0 a	++	0.8 a	1.0 a
Stratford CA	3.5 d	1.4 a	2.7 a	2.2 a	2.3 a	1.7 a	1.4 a	1.8 b	2.2 a	1.8 a
Tillsonburg CA	3.3 d	2.5 b	2.3 b	2.1 c	1.4 a	1.8 c	1.0 d	0.7 d	1.5 a	2.0 c
Woodstock CA	++	**	2.2 b	1.9 c	1.9 b	1.7 c	**	++	2.0 a	1.7 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

3.1.1_5 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Centre Wellington CA	6.1 c	0.0 a ↓	1.5 a	0.0 c ↓	1.9 c	1.0 a ↓	3.3 a	5.5 a ↑	2.0 b	0.9 a ↓
Chatham-Kent CA	**	**	5.3 c	5.9 c -	5.5 c	5.4 c -	3.8 d	**	5.4 b	5.3 b -
Essex T	**	**	1.5 c	**	5.1 c	**	**	**	4.0 c	**
Ingersoll CA	-	-	8.1 c	5.1 b ↓	2.7 a	2.2 c -	12.3 d	7.4 c ↓	5.4 b	3.7 c ↓
Kincardine MU	**	**	4.9 c	0.0 d ↓	7.6 c	3.4 d ↓	**	**	6.4 c	**
Lambton Shores MU	-	-	**	**	8.5 a	10.0 c -	**	**	6.5 a	8.5 b ↑
Leamington CA	**	**	3.5 c	2.5 a ↓	4.0 c	2.8 a ↓	3.9 d	3.9 d -	3.9 b	2.9 a ↓
Meaford MU	**	**	**	3.7 c	13.7 d	5.7 c ↓	0.0 a	6.0 a ↑	10.9 d	5.0 b ↓
Norfolk CA	**	0.0 a	**	3.3 d	2.1 c	1.4 a ↓	**	4.3 d	2.4 c	2.0 c -
North Perth MU	**	**	**	**	4.9 d	1.4 d ↓	**	**	4.8 d	**
Owen Sound CA	0.0 d	**	**	2.7 c	**	4.3 c	3.5 d	2.8 c -	5.7 c	3.6 c ↓
Sarnia CA	7.4 c	**	6.3 b	4.4 b ↓	8.3 b	6.1 b ↓	8.7 b	3.7 b ↓	7.5 a	5.4 b ↓
Saugeen Shores T	**	**	9.4 c	4.3 d ↓	4.6 a	4.8 c -	3.8 a	7.8 c ↑	6.5 b	5.0 b ↓
Stratford CA	**	0.0 b	3.7 c	0.9 a ↓	5.2 b	3.3 c ↓	5.1 b	1.5 a ↓	4.5 b	2.2 a ↓
Tillsonburg CA	10.0 a	**	4.9 d	4.4 d -	2.7 b	2.5 c -	**	**	3.4 c	3.1 d -
Woodstock CA	0.0 d	**	1.8 b	1.7 b -	1.6 b	1.2 a ↓	0.5 b	2.3 c ↑	1.6 a	1.5 b ↓

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2_5 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Centre Wellington CA	610 a	661 a	760 a	780 a	875 a	889 a	1,027 a	1,100 a	836 a	857 a
Chatham-Kent CA	501 a	484 a	626 a	641 a	726 a	750 a	755 b	735 b	690 a	704 a
Essex T	**	**	598 b	678 c	672 a	788 b	**	**	655 b	792 b
Ingersoll CA	-	-	705 a	712 a	748 a	754 a	785 a	794 a	747 a	753 a
Kincardine MU	**	**	727 b	756 b	872 b	895 b	**	**	825 b	842 a
Lambton Shores MU	-	-	**	**	663 a	857 c	**	**	638 a	876 c
Leamington CA	540 a	555 a	670 a	684 a	786 a	813 a	1,029 a	1,083 a	742 a	765 a
Meaford MU	**	**	731 c	694 b	809 a	855 b	899 a	908 a	802 a	807 b
Norfolk CA	505 a	529 a	614 a	681 a	656 a	676 a	822 c	898 a	645 a	680 a
North Perth MU	**	**	602 b	625 a	730 a	720 a	781 c	**	694 a	691 a
Owen Sound CA	567 b	574 a	701 a	705 a	840 a	859 a	885 a	896 a	782 a	797 a
Sarnia CA	610 a	618 a	696 a	721 a	810 a	882 b	930 b	982 b	766 a	823 a
Saugeen Shores T	563 a	**	668 a	674 a	844 a	869 a	925 a	916 a	804 a	827 a
Stratford CA	561 a	564 a	686 a	698 a	831 a	842 a	966 a	978 a	781 a	792 a
Tillsonburg CA	532 a	543 a	651 a	667 a	761 a	761 a	841 a	820 c	726 a	727 a
Woodstock CA	532 b	540 a	796 a	775 a	1,085 b	994 c	781 a	841 a	973 a	901 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3_5 Number of Private Row (Townhouse) and Apartment Units in the Universe by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Centre Wellington CA	29	28	217	219	446	447	37	34	729	728
Chatham-Kent CA	115	117	1,661	1,681	2,554	2,564	602	609	4,932	4,971
Essex T	4	4	74	74	144	142	47	47	269	267
Ingersoll CA	0	0	40	41	154	154	43	43	237	238
Kincardine MU	8	8	66	62	135	147	7	7	216	224
Lambton Shores MU	0	0	9	38	71	92	12	12	92	142
Leamington CA	24	24	488	487	643	655	58	56	1,213	1,222
Meaford MU	7	7	63	62	160	162	18	17	248	248
Norfolk CA	15	14	244	254	605	605	30	30	894	903
North Perth MU	22	23	104	107	229	219	49	50	404	399
Owen Sound CA	73	71	682	678	837	837	217	215	1,809	1,801
Sarnia CA	197	189	2,402	2,434	3,207	3,338	439	440	6,245	6,401
Saugeen Shores T	13	13	115	113	265	320	52	52	445	498
Stratford CA	33	34	778	778	1,040	1,033	157	155	2,008	2,000
Tillsonburg CA	10	10	273	276	580	573	27	27	890	886
Woodstock CA	20	23	855	833	1,560	1,529	260	259	2,695	2,644

** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

3.1.4_5 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Centre Wellington CA	6.1 c	0.0 a	3.3 c	0.5 a	4.2 c	1.9 b	6.5 a	5.5 a	4.1 c	1.6 b
Chatham-Kent CA	**	**	7.2 b	5.9 c	6.7 b	5.5 c	**	**	7.0 b	5.4 b
Essex T	**	**	4.6 c	**	5.9 c	**	**	**	5.7 b	**
Ingersoll CA	-	-	10.5 c	5.1 b	4.2 b	2.2 c	**	7.4 c	7.6 b	3.7 c
Kincardine MU	**	**	4.9 c	0.0 d	7.6 c	3.4 d	**	**	6.4 c	**
Lambton Shores MU	-	-	**	**	8.5 a	10.0 c	**	**	6.5 a	8.5 b
Leamington CA	**	**	5.5 b	2.5 a	4.9 b	2.8 a	5.9 d	3.9 d	5.3 b	2.9 a
Meaford MU	**	**	**	3.7 c	14.5 d	5.7 c	5.7 a	6.0 a	12.5 d	5.0 b
Norfolk CA	**	0.0 a	3.1 d	3.9 d	3.4 c	2.1 c	**	4.3 d	3.6 d	2.6 b
North Perth MU	**	**	**	**	**	3.7 d	**	**	5.7 d	3.9 d
Owen Sound CA	**	**	8.1 c	5.6 d	**	5.3 c	**	3.7 d	7.6 b	5.2 c
Sarnia CA	9.9 c	**	8.4 b	6.7 b	11.3 a	8.1 b	12.1 c	3.7 b	10.2 a	7.4 b
Saugeen Shores T	**	**	11.3 c	4.3 d	8.1 a	4.8 c	9.6 a	7.8 c	9.8 a	5.0 b
Stratford CA	**	0.0 b	4.0 c	1.9 b	6.2 b	4.5 b	5.8 c	3.5 a	5.2 b	3.3 b
Tillsonburg CA	10.0 a	**	6.7 c	4.9 c	4.1 c	2.7 c	**	**	4.8 b	3.5 c
Woodstock CA	0.0 d	**	3.2 b	2.2 c	3.2 c	1.7 b	1.2 d	2.3 c	3.0 b	2.0 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

3.1.5_5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type

Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
Centre Wellington CA	++	7.7 b	2.6 b	4.4 b	3.0 b	3.4 c	1.5 a	5.7 a	2.8 b	3.4 b
Chatham-Kent CA	1.9 c	**	2.0 c	2.1 b	2.0 c	1.6 b	++	**	1.9 c	1.8 b
Essex T	**	**	2.1 c	++	1.3 a	**	**	**	2.1 c	++
Ingersoll CA	-	-	1.6 a	0.8 a	1.4 a	0.7 a	**	**	1.1 a	0.9 a
Kincardine MU	**	**	++	3.5 d	++	**	**	**	++	**
Lambton Shores MU	-	-	**	**	**	++	**	**	0.0 c	++
Leamington CA	**	++	3.3 c	2.8 b	2.5 c	2.4 c	1.5 b	4.3 d	2.7 b	2.5 b
Meaford MU	**	**	**	++	2.1 b	2.3 c	++	-1.7 a	2.6 c	**
Norfolk CA	++	++	++	1.0 d	1.8 c	1.3 a	**	**	1.7 c	1.3 a
North Perth MU	**	**	++	**	++	++	**	**	++	++
Owen Sound CA	3.9 d	**	**	1.6 c	2.4 c	++	2.0 b	1.8 b	2.0 b	1.1 d
Sarnia CA	2.2 b	2.2 d	1.9 a	1.8 b	1.9 a	2.1 b	3.0 c	3.1 c	1.8 a	2.3 b
Saugeen Shores T	**	**	2.1 c	++	++	1.1 a	2.0 a	++	++	0.9 a
Stratford CA	3.5 d	1.4 a	2.6 a	2.2 a	2.3 a	1.8 a	1.4 a	1.8 b	2.2 a	1.8 a
Tillsonburg CA	3.3 d	2.5 b	2.3 b	1.7 c	1.5 a	1.6 d	1.0 d	0.7 a	1.5 b	1.8 c
Woodstock CA	++	**	2.2 b	1.9 c	2.1 b	1.6 c	2.8 b	2.3 c	2.2 a	1.8 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented in this publication is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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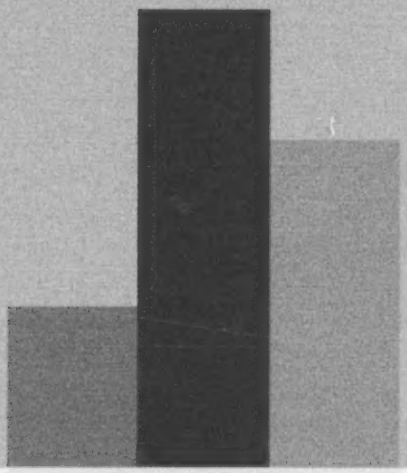

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- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
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- Housing Now, Canada
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